



Houndsden Road, N21

Offers Over £350,000

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the advantage of experience



- Spacious, One Bedroom Apartment, Second Floor Apartment With Garage En Bloc
- Offering Approximately 693 Sq Ft Of Well-Planned Living Accommodation
- Within Easy Reach Of Winchmore Hill and Grange Park Stations, Direct Services Into London Moorgate
- Large Double Bedroom With Fitted Wardrobes
- Spacious Reception Room
- Separate Fitted Kitchen
- Modern Family Bathroom And Separate WC
- Well-Maintained Purpose Built Development
- Bright & Well-Proportioned Accommodation Throughout





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Havilands are delighted to present this SPACIOUS, ONE BEDROOM, SECOND FLOOR APARTMENT situated within the highly sought-after Stangate Lodge development on Houndsden Road, N21. Offering approximately 693 sq ft of well-planned living accommodation, the property comprises a generous reception room, separate fitted kitchen, large double bedroom with fitted wardrobes, modern family bathroom, additional separate WC, utility room and useful storage cupboard. The apartment is bright throughout and offers excellent living space, ideal for first-time buyers, downsizers or investors. Plus the property benefits from a GARAGE EN BLOC.

Perfectly positioned for commuters, the property is within easy reach of Winchmore Hill and Grange Park Stations, providing direct services into London Moorgate. Residents can enjoy the open spaces of Grovelands Park, while The Green at Winchmore Hill offers a variety of cafés, restaurants, boutiques and local amenities. The property is also conveniently located for highly regarded local schools and excellent road links including the A10 and A406.

Viewing is highly recommended.

Tenure: Leasehold

Lease: 104 Remaining

Council Tax Band: C (2026/2027 £2,015.71)

Approximate Gross Internal Area: 693 sq ft (64.4 sq m)

Service Charge: £550 Per Annum (Plus £780 Per Annum Residents Association Charge)

Ground Rent: £100 Per Annum

Local Authority: London Borough Of Enfield

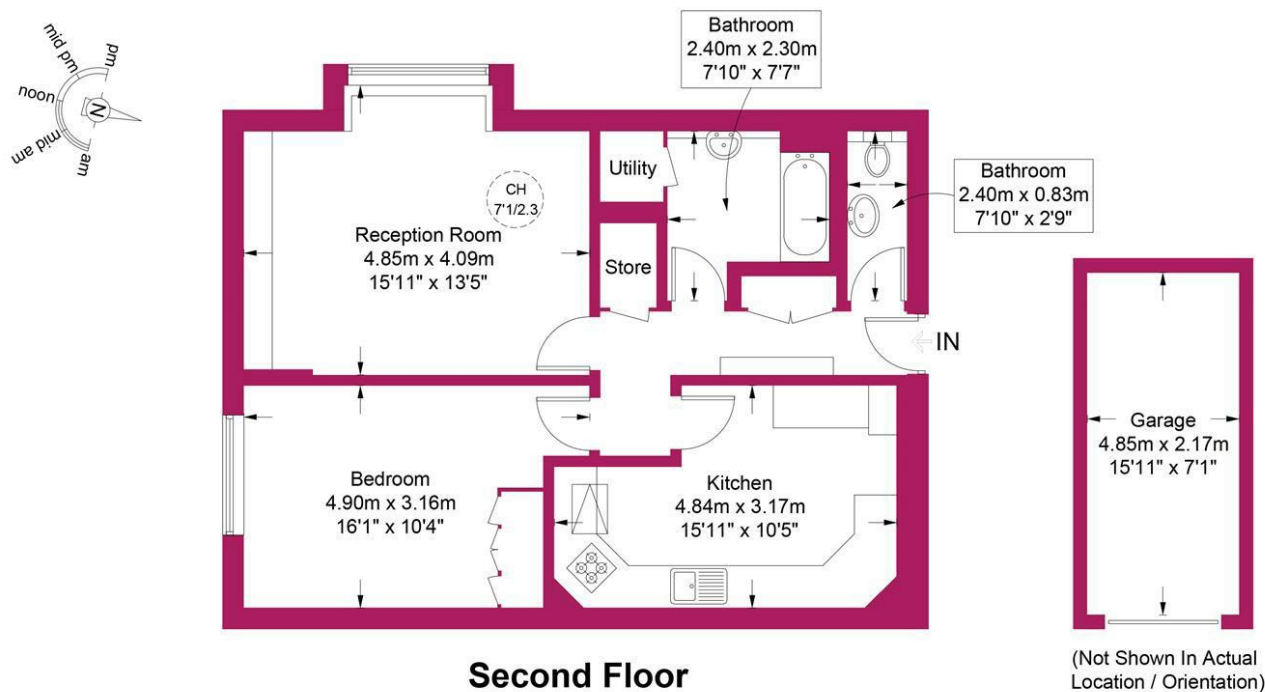
EPC: Currently 63D Potentially 77D

For more images of this property please visit havilands.co.uk

Stangate Lodge, N21

Approximate Gross Internal Area = 806 sq ft / 74.9 sq m
(Including Garage)

Garage = 112 sq ft / 10.4 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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